WARRANTY DEED

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Timothy Kyne (NAME)	The Community Bank (NAME)	117-11-B-85CO
3600 Hillsboro Pike, Unit F-5 (ADDRESS)	4205 Hillsboro Road, Ste 101 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Marie C. Ramsey Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Timothy Kyne, an unmarried person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. F-5 on the Plan of Revised, The Villager East of record in Book 5200, Page 235 and corrected in Book 5679, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marie C. Ramsey by Quitclaim Deed of record in Book 5711, Page 511, said Register's Office, the said Marie C. Ramsey having since died leaving a Last Will and Testament of record in Will Book 54, Page 559, Probate Court Clerk's Office for Williamson County, Tennessee, wherein Sandra M. Kyne and Joe D. Ramsey were appointed Trustees of the trust created in conjunction with the Residuary Estate under said Will, the aforesaid property having specifically been designated as trust property; and said Trustees having also been named as Grantees under an Executor's Quitclaim Deed of record in Book 8740, Page 701, Register's Office for Davidson County, Tennessee. The said Joe D. Ramsey subsequently resigned as Trustee by letter not of record and was replaced by Richard K. Jacques who was named as an alternate Trustee under the said Will.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Pike, Unit F-5, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of August, 2001.

Taylor Domalski

The Marie C. Ramsey Trust

BY: Sandra M. Kyne, Trustee
Sandra M. Kyne, Trustee

Attest:
Richard K. Jacques, Trustee

UNDER THE AFORESAID TRUST, REFERRED TO IN THE DERIVATION CLAUSE ABOVE, ITS TRUSTEES ARE SPECIFICALLY EMPOWERED TO DISPOSE OF THIS PROPERTY WITHOUT THE JOINDER OF THE SOLE BENEFICIARY FOR WHOM THE TRUST WAS CREATED.

Davidson County DEEDWARR
Recvd: 08/31/01 07:39 2pgs
Fees:13.00 Taxes:163.82

20010831-0094529

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra M. Kyne, Trustee under the trust hereinabove described, one of the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sanibel, Florida this 16th day of August, 2001.

Commission expires:

Taylor Domaleski
My Commission DD003899
Expires February 25, 2005

Taylor Domaleski
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard K. Jacques, Trustee under the trust hereinabove described, one of the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2001.

Commission expires:

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Jill Connors
Notary Public